

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
AUGUST 18, 2023**

Present:

Councilors Cheryl Barros, Scott Pfeiffer, Travis Randell and Kurt Baker, Acting Director of Planning and Development Angela Stormoen and Planning & Operations Clerk Maya Brennan.

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:29 a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councilor Kurt Baker to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the July 11, 2023 MPC Meeting Minutes**

Moved by Councilor Scott Pfeiffer that the Minutes of the July 11, 2023 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

None.

6. **Development Application:** 3461-2023

Applicant: S&J Schultz

Legal: Lot 19, Block 22, Plan 0729463

Municipal: 6929 – Meadowview Close

Proposed Development: Driveway

Director of Planning and Development read a report that follow:

General:

The applicant is proposing to extend the existing driveway 4.88 meters north to create a drive-thru lane on their property at 6929 – Meadowview Close. This would create a total driveway width of 10.98 meters. As per the Town of Stettler

Land Use Bylaw 2060-15 the maximum allowable driveway width is 10 meters and therefore the applicant is requesting a 0.98 meter variance.

Furthermore, as the proposed development is on a corner lot there is an additional requirement within the sightline section of the Town of Stettler Land Use Bylaw 2060-15 for driveways to be setback from parcel boundaries which form the intersection not less than 6.0 meters. Therefore, the applicant is also requesting a variance of 2.5 meters for the driveway to be located within the sightline restrictions. With the large boulevard and the property line angle of the proposed site (see attached site plan), administration has no concerns with the sightlines pertaining to the proposed development.

The proposed development is a result of landscaping requirements set out in Town of Stettler Development Permit 2961-2016 for the single-family dwelling. Due to the date of construction and landscape requirements not being met to date, administration is recommending a condition for all landscaping at 6929-Meadowview Close as per Development Permit 3461-2016 to be complete no later than September 30, 2023.

Development Review:

Requirements pertaining to the proposed development are regulated within the Land Use Bylaw 2060-15 as follows:

Section 41: Corner / Double Fronting Lot Restrictions

41.1 No person on a corner lot in any District shall erect, place or maintain, within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries a distance of six metres from the point where they intersect, a wall, fence, shrub, trees, hedge or any object over one metre in height above the lowest street grade adjacent to the intersection.

Section 60: Vehicles

60.5 Driveways

60.5.1 At street intersections, driveways shall be setback from the parcel boundaries which form the intersection not less than:

(a) 6 metres where the driveway serves not more than 4 dwelling units

60.5.2 The maximum width of a driveway shall be 10 metres.

Key Issues:

Driveway Width – The applicant is proposing a 10.98 metre wide driveway which requires a 0.98 metre variance.

Sightline Restrictions – The applicant is proposing to develop the driveway 2.5 metres into the 6.0 metre sightline restriction from street intersections.

Landscaping requirements – Time restriction to complete landscaping as per Development Permit from 2016

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw.

Recommendation:

That the Municipal Planning Commission approves this application subject to the following conditions:

1. That the applicant receives a front driveway width variance of 0.98 metres;
2. That the applicant receives a front driveway variance of 2.5 metres into 6.0 metre sightline restrictions;
3. The owner/applicant must complete all landscaping requirements as per Town of Stettler Development Permit 2961-2016 no later than September 30, 2023;
4. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
5. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
6. Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
7. The proposed development (Driveway) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;
8. It is the owner/applicant's responsibility to ensure that lot grading and drainage are compliant with Section 51 of the Town of Stettler Land Use Bylaw #2060-15;
9. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;

7. **Discussion:**

Councilor Scott Pfeiffer questioned sightline and safety concerns pertaining to the driveway placement. Acting Director of Planning and Development Angela Stormoen stated that the large boulevard surrounding the property minimizes the sightline concerns with the proposed development.

Councilor Cheryl Barros questioned the process and deadline given for landscaping requirements if no action is taken. Acting Director of Planning and Development Angela Stormoen advised that due to the timeline of the initial landscaping requirements, if the applicant does not meet the requirements of the current development permit, bylaw enforcement would take place after September 30, 2023.

Discussion ensued regarding landscape requirements and timeline. Due to the time of year, it was agreed October 31, 2023 would be a more favorable date for landscaping requirements to be complete.

Moved by Councilor Kurt Baker to approve the application as presented with the amendment to landscaping requirements to be completed no later than October 31, 2023.

MOTION CARRIED

Unanimous

The meeting adjourned at 8:36 a.m. on a motion by Councilor Travis Randell.